

PERALTA COMMUNITY COLLEGE DISTRICT
 Department of General Services
 333 East Eighth Street Oakland, California 94606

WEEKLY MEETING MINUTES NO. 13; WEEKLY MEETING AGENDA NO. 14

Date: February 10, 2012

PROJECT TITLE:	Laney Tower Modernization, Bid No. 11-12/04
COLLEGE:	Laney
PROJECT No:	2389
DSA FILE Nos.	01-110487 & 01-110941
MEETING MINUTES No.	13
MEETING AGENDA No.	14
NEXT MEETING:	Tuesday, February 14, 2012@ 11:30 AM

Initials	Attendees	Present	Absent	Contact Information
TT	Trent Tornabene		x	ttornabene@peralta.edu
TC	Tim Criss	x		tcrist@consolidatedcm.com
TF	Tony Franceschini	x		tony@ajfbuilder.com
JM	Jeffery Mazet		x	jeffm@bhmconstruction.com
GW	Grant Whetstone	x		grantw@bhmconstruction.com
JF	Joe Flatley	x		joe@flatleyandassociates.com
AC	Andy Carpentier	x		andy@yhla.net
SR	Shanika Ratcliff		x	shanika@davillier-sloan.com
AD	Alex Dobrin		x	gdobrin@padillainc.com
AJ	Alisha Jensen		x	mathewnatalie@aol.com
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AR	Adan Rosillo	x		arosillo@chevron.com
KM	Kevin Mancuso	x		kevinm@bhmconstruction.com

PROJECT SUMMARY

NTP/ Construction Start Date:	10/31/11	Project Duration:	304 CD
Scheduled Completion Date:	8/29/12	Days Lapsed:	107 CD
Actual Start date:	11/8/11	Actual Completion date:	TBD
Contract Amount:	\$3,997,351.00	Change Orders to date:	-\$25,624-

Item No.	Discussion	Status	Action By:
1.0	<u>Review & Accept Previous Meeting Minutes</u>		
1.13.1	There were no comments or corrections noted to Weekly Meeting Minutes No. 12 transmitted via email on February 2, 2012.	FYI	N/A

<p>2.0</p> <p>2.13.2</p> <p>2.13.3</p>	<p>3-Week-Look-Ahead Schedule / Construction Schedule</p> <p>AJF / BHM provided a 3-Week-Look-Ahead Schedule at the Meeting. AJF / BHM review the schedule during the meeting. The following is a brief summary of activities discussed during the meeting:</p> <ul style="list-style-type: none"> • AJF / BHM is performing misc. electrical/telecommunication rough-in and demolition on the 8th Floor for the rest of the week. AJF / BHM is tentatively scheduled to start similar rough-in and demolition work on the 7th Floor on 2/13/12 and on the 6th Floor on 2/20/12. • AJF / BHM began the rough-in of the mechanical ductwork on the 8th Floor and is scheduled to continue for the next three weeks. AJF / BHM is also scheduled to set the new fan coil units on the 8th Floor this week, and should have all the units set by the end of the week. • AJF / BHM received the hollow metal doorframes and is scheduled to set the frames on the 8th Floor by the end of the week. AJF / BHM estimates that it will take approximately 3 days to set the doorframes on each floor. • AJF / BHM is currently performing the concrete patch work included as part of COR No. 10.1 on the 7th, 6th, 5th, 3rd and 2nd Floors. • AJF / BHM is scheduled to begin the installation of gypsum board for the 8th Floor during the week of February 13th. <p>AJF / BHM informed the attendees that they have two critical paths for the Project as represented in January 2012 Schedule Update (Submittal 24.2), which include: Fire Sprinkler Installation and MEP Rough-in. The IOR reiterated that Fire Sprinkler work, including fabrication of piping, can't begin until DSA has approved the Fire Sprinkler Submittal.</p>	<p>FYI</p> <p>FYI</p>	<p>AJF / BHM</p> <p>FYI</p>
<p>3.0</p> <p>3.8.4</p> <p>3.12.3</p> <p>3.12.4</p>	<p>RFI's & ASI's</p> <p>AJF / BHM transmitted seven (7) RFIs for the Project since the last Weekly Progress Meeting (See Attached RFI Log). Sixty (60) of the seventy-four (74) RFIs submitted to date have been responded to by the Design Team.</p> <p>AJF / BHM disagreed with CCM assessment that the cost for the steel studs in the men's bathroom, as proposed by CCM in the correspondence included with the response to RFI No. 34. CCM informed AJF / BHM to submit a cost for what they believe is reasonable & fair, and the cost can be review/negotiated at a later date.</p> <p>AJF / BHM requested YHLA to clarify the response to RFI No. 59, particularly where the port holes will be installed on the 7th and 8th Floors. YHLA requested to have a mock-up performed on one of the (E) hollow metal doors in the response and indicated that YHLA indented to have all office doors on the 7th and 8th Floors have port holes. AJF / BHM disagreed that all the 7th and 8th Floor office doors are to receive port hole because they are not indicated on the door schedule included in the Contract Documents.</p> <p>Chevron will provide RFI No. 61, Thermostat Locations, to the District and YHLA to review and comment. Chevron wants to make sure that the proposed locations are acceptable with the end users. CCM, YHLA and Flatley are scheduled to review the proposed locations following the meeting (2/7) and will submit to the District after the Design Team has made modifications to the locations.</p>	<p>FYI</p> <p>Open</p> <p>FYI</p> <p>Open</p>	<p>N/A</p> <p>AJF / BHM</p> <p>FYI</p> <p>Flatley, Chevron, YHLA & CCM</p>

3.12.5	CCM will send a copy of RFI No. 58, 2 nd Floor Glass Partition Wall, to the District as there may be some changes to the scope of work on the 2 nd Floor as the future occupant for the space may change. CCM requested YHLA to contact the District to discuss outstanding RFIs that are in the Districts court, which include RFI Nos. 57 and 58.	Open	District
3.13.4	During the meeting the attendees discussed the possible responses to RFI No. 48, as well as, the details requested by DSA should the new light fixture be installed recessed as indicated in the Contract Document. The details that DSA has requested would include a wall bracing detail and support system for the existing plaster ceiling. Due to the potential issues that may arise from submitting new details to DSA for review and approval, the attendees agreed to have AJF / BHM provide a rough estimate for the replacement of the ceilings with new framing and gypsum board. CCM will propose the replacement of the ceilings in the bathrooms to the District as soon as AJF / BHM has provided an estimate for the work.	Open	AJF / BHM & CCM
3.13.5	CCM, Flatley and YHLA agree to review RFI No. 74 related to transfer air following the Weekly Progress Meeting.	Open	Flatley / Chevron
4.0	<p>4.0 Submittals</p> <p>AJF / BHM transmitted one (1) Submittal for the Project since the last Weekly Progress Meeting (See Attached Submittal Log). Thirty-two (32) of the thirty-seven (37) submittals to date have been returned to AJF / BHM.</p> <p>AJF / BHM asked how many hard copies of the fire sprinkler submittal should be submitted. The attendees agreed that six (6) hard copies should be provided. YHLA will try to schedule a meeting with DSA and Cosco to review the shop drawings in hopes of expediting the review period. AJF / BHM will talk with Cosco to provide an RFI for the fire pump and misc. sprinkler piping re-configurations in the fire pump room. YHLA noted the sprinkler riser is shown to be installed in the middle of the mid-landing of the stairwell on the shop drawings, instead of in the corner of the floor landing to maximize the egress clearance path in the stairwell. YHLA will contact Cosco to discuss. YHLA will also contact DSA to discuss the fees for the deferred submittal. The District thought that the fees should be paid at the end of the Project, instead of setting up another application for the fire sprinkler shop drawings. Cosco agreed to revise the shop drawings based on the revised location of the sprinkler riser in the stairwell. CCM/YHLA will provide AJF / BHM correspondence related to the agreement by Cosco to revise the shop drawings. AJF / BHM informed the attendees that they will be submitting a soft copy of the revised shop drawings with the relocated sprinkler riser later today or tomorrow (1/10-1/11). The review of the shop drawings was briefly discussed during the meeting on 1/17/12. It was agreed that YHLA's review would be complete by the end of the day, and that the Submittal would be provided to DSA asap. Submittal No. 25.1 was reviewed and approved; and hard copies should be submitted to DSA ASAP. AJF / BHM is preparing hard copies and should have them in the next couple of days. AJF / BHM hand delivered Submittal No. 25.2 to YHLA for submission to DSA. AJF / BHM will provide CCM with dates when Cosco is available to meet with YHLA and DSA to review the shop drawings. The Fire Sprinkler Submittal was submitted to DSA on 2/2/12 for review and approval. AJF / BHM indicated that they may begin the installation of the fire sprinklers without approval due to the long review time AJF / BHM has experienced on previous projects.</p>	FYI	N/A
4.6.4		Open	AJF / BHM

4.8.7	<p>AJF / BHM brought samples of the proposed substitution for the Shapes, which is part of Submittal No. 20, but is still waiting to receive a sample of the MECA blinds to perform a material comparison. The District is fine with a substitution as long as it meets the technical criteria in the Specifications. AJF / BHM indicated that they should have the Meca samples at next week's meeting (1/30) for a comparison with the proposed substitution included in Submittal No. 20. AJF / BHM provided samples of the proposed substitution and the Meca blinds for review and comparison.</p>	Open	AJF / BHM
4.11.3	<p>AJF / BHM informed the attendees that they will be performing a mock-up of the wrapping for the (E) Lobby ceiling panels tomorrow, so the mock-up can be reviewed at next week's Progress Meeting. AJF / BHM will also provide a color chart for the proposed wrap material. AJF / BHM performed a mock-up on the wrapping of the panel, which will be reviewed following the meeting, and will submit a color chart at next week's Progress Meeting.</p>	FYI	AJF / BHM
5A.0	<u>Change Orders /</u>		
5A.6.5	<p>CCM and YHLA requested AJF / BHM to provide a cost estimate to replace the fourteen (14) floor drains in the Men's & Women's bathrooms. During the meeting on 12/19/11, it was agreed to install trap primers for the floor drains. AJF / BHM informed the attendees that the floor tile for the bathrooms is schedule to be delivered to the site by the middle of February. CCM provided review comments for COR No. 6 on 1/30/12. AJF / BHM indicated that its tile subcontractor has revised its estimate and that the waterproofing subcontractor is not interested in revising its estimate at this time. AJF / BHM is still waiting for a response to CCM's comments from its plumbing subcontractor. CCM proposed to review and negotiate the plumbing portion of the COR with Olsen on Tuesday (2/14), while reviewing and negotiating COR No. 8 for the condensate piping.</p>	Open	AJF / BHM & CCM
5A.7.5	<p>CCM noted the it has also requested AJF / BHM to provide cost estimates for the following work:</p> <ul style="list-style-type: none"> ● Credit for the insulated round supply ductwork, per Response to RFI No. 16. CCM requested AJF / BHM to provide the credit for the proposed substitution ASAP, because mechanical rough-in is scheduled to begin during the week of Jan 30th. ● Mechanical curbs and associated roofing work for Condensate Units 901C&D, per Response to RFI No. 6. CCM confirmed that the condensate units will be installed on the mechanical sleepers as indicated in the response to the RFI. ● Power for Split System Mechanical Units, per Response to RFI No. 7. CCM will provide YHLA with the information for an alternate panel location to provide power for the split system. ● Credit for deleting demolition and ACT work in 2nd & 5th Floor IDFs 	Open	AJF / BHM

5A.13.6	<p>Consolidated CM is currently reviewing a number of COR submitted by AJF / BHM on February 2, 2012, which include:</p> <ul style="list-style-type: none"> ● Condensate Drain Piping ● Replacement Fire Pump – The attendees briefly discussed if the jockey pump included in the estimate was required by code. ● Doors/Frames on the 4th and 8th Floors ● Access Hatches in the Lobby Soffits, and ● Misc Demo <p>Consolidated CM informed AJF / BHM that it will provide review comments for COR No. 8 within the next few days, ahead of proposed negotiation of the Change Order Request. CCM requested Flatley/Chevron to provide any review comments for COR No. 8 ASAP, so it could be incorporated into CCM’s review comments to AJF / BHM.</p>	Open	CCM
<p><u>5B.0</u> 5B.13.6</p>	<p><u>Payment Applications</u> AJF / BHM provided Payment Application No. 4 for the Project at the meeting on 2/7/12. The application was signed by the IOR, Flatley and YHLA following the meeting.</p>	FYI	FYI
<p><u>6A.0</u></p>	<p><u>Unresolved Items</u></p>		
<p><u>6B.0</u> 3.12.6</p>	<p><u>Resolved Items</u> AJF / BHM requested YHLA to confirm the scope of work for the wrapping of the panels in reference to the response to RFI No. 64. YHLA confirmed that the intent of the Drawings was to wrap all the 1st floor ceiling panels. AJF / BHM disagreed with YHLA assessment, and informing the attendees that based on their review of the drawing that only the panels where the (E) 2’x2’ light fixtures being removed and four additional panels are indicated to be rewrapped.</p>	FYI	FYI

5A.6.6	<p>YHLA and CCM requested AJF / BHM to provide a cost estimate to skim coat the plaster corridor walls on Floors 2 through 8 for review. AJF / BHM provided COR No. 5 to skim coat all the corridor plaster walls. Prior to the meeting, CCM, YHLA and AJF/BHM reviewed and discussed the various options for wall finishes. During the meeting, it was agreed that AJF/BHM will perform a mock-up on an office (gypsum board) wall and portion of corridor plaster wall for review by the District, YHLA and CCM. AJF / BHM had previously submitted a cost to skim coat the gypsum board walls in COR No. 4. CCM, YHLA and the District will review the mock-up on the 8th Floor following the meeting. CCM informed that the mock-up in Room 805 was acceptable to the District. AJF / BHM informed the attendees that they view the work performed on the mock-up as additional scope to the Project and that they are preparing a Change Order Request to patch all the walls in the Building based on the level of effort performed on the mock-up. AJF / BHM informed the attendees that they did not carry any money for patching in its base bid, because the Contract Document don't provide a defined quantity of patching to be performed. AJF / BHM will respond to CCM's correspondence regarding the wall finish of existing walls by the end of tomorrow (1/18). AJF / BHM have sent correspondence back and forth regarding the patching of the existing walls. CCM has proposed to perform the patching of the existing walls for the 8th Floor on a time and material basis. AJF / BHM is planning to have their ceiling subcontractor onsite to review the existing conditions to provide suggestions for the ceiling-exterior wall interface. AJF / BHM has been directed to proceed with the patching work on the 8th Floor on a time and material basis. AJF / BHM has begun the patching work on the 8th Floor and is scheduled to be complete by the end of the today (1/30/12). The attendees briefly discussed the use of bondo to complete the patching work.</p> <p>The district hand delivered Change Order No. 2 to the Progress Meeting for AJF / BHM's signature/approval, which included the work associated with PCO Nos. 2 and 3. The District also informed AJF / BHM that Change Order No. 1 has been approved and that they can bill for it in the next Progress Application.</p>	Closed	FYI
5A.12.7	<p>The district hand delivered Change Order No. 2 to the Progress Meeting for AJF / BHM's signature/approval, which included the work associated with PCO Nos. 2 and 3. The District also informed AJF / BHM that Change Order No. 1 has been approved and that they can bill for it in the next Progress Application.</p>	FYI	FYI
<p>7.0</p>	<p><u>Inspection Findings/Corrective Actions</u></p> <p>7.10.6 The IOR noted that pipe hangers and Calcium Silicate have not been submitted on for the Project. The IOR also noted that the length or size of the anchor approved in the Submittal didn't meet the detail included in the Contract Drawing for the mounting of the fan coil units. CCM informed AJF / BHM that information requested on the pipe hanger and calcium silicate are industry standards and a submittal should be provided for them. AJF / BHM will request it subcontractor to provide the submittal information. CCM will also request Chevron to provide some technical information for the hangers and calcium silicate.</p> <p>7.13.7 The IOR brought up the issue of wall bridge during the meeting. AJF / BHM's framing subcontractor has been pushing the deletion of the wall bridging. AJF / BHM may submit an RFI proposing the deletion of the bridging, although YHLA informed AJF/BHM that before the bridging can be deleted then it will need to be approved by DSA</p> <p>7.13.8 The IOR informed the attendees that he is planning to torque test the bolts for the fan coil units after 2 floors of quick bolts have been installed.</p>	<p>Open</p> <p>Open</p> <p>FYI</p>	<p>AJF / BHM</p> <p>AJF / BHM</p> <p>FYI</p>

8.0	<u>New Business:</u>		
8.10.8	The District informed the attendees that direction to the 2 nd and 8 th Floor office suite may be forthcoming. AJF / BHM requested to have the revisions within the next two weeks, so the work can be completed with other work on-going on the floors.	Open	District
8.11.5	AJF / BHM requested an update on the status to the enlarging of the 6 th Floor women's bathroom. CCM informed the attendees that the structural engineer is scheduled to be on-site tomorrow (1/24) to review the existing steel reinforcement. CCM requested YHLA will follow up with the structural engineer because the proposed work will need to be submitted to DSA for review/approval. DSA is currently reviewing the proposed structural work proposed for the expansion of the 6 th Floor women's bathroom door.	Open	DSA / YHLA

Peralta Community College District
333 East Eighth Street
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Submitted by: Timothy Criss, Construction Manager, Consolidated CM